

**Plan of Operation
Upland Ridge Development**

**City of New Berlin
Community Development
Attention: Jessica Titel**

February 10, 2017

Upland Ridge is a proposed single family development with frontage on Howard Avenue east of Sunny Slope Drive. (See attached location map). Access to the site will be off of Kolupar Lane. The parcel size is approximately 15.6 acres. The property is zoned R-4.5 which allows for 15,000 square foot minimum size lots. The property will be served by sewer and water in Kolupar Lane, Howard Avenue and Wembly Drive. It is anticipated that approximately 17 lots will be created by this development. Two of the lots will front on Howard Avenue.

The property contains wetlands, a navigable stream, significant trees and wooded areas. Wildlife is often observed on the property. In order to preserve the valuable environmental features offered by this property, we are proposing lots to be larger than the minimum lot size, with some of the lots being around 1 acre in size. The lot layouts also take into account wooded tree lines, stands of trees, and wetlands. The lots will be served by a public street with curb and gutter along with sewer and water.

The sanitary sewer will tie into the existing sanitary sewer in Howard Avenue. The water main will be an extension of the existing 8" water main at the end of Wembly Drive and will connect to the existing 6" water main in Kolupar Lane. This will create a water main loop from Howard to Wembly Drive.

Permits required to begin construction of the project include, a wetland fill permit for a road crossing, DNR Chapter 30 permit, DNR Notice of Intent, and DNR sewer and water extension permits.

Construction is anticipated to begin in the summer of 2017 and completed by the end of fall 2017.

The applicant, Erchull Development, LLC is submitting the necessary documents for the Conceptual Plan discussion and approval at the March 30, 2017 Plan Commission Meeting. Enclosed you will find the concept plan, utility plan, preliminary storm water plan, wetland registration application, CD, and review fees.

Please accept our submittal and feel free to contact myself or any of the personnel listed below with any questions.

Thank you,


Dan Eckerman
President
Venture Construction Group

Contacts:

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